

**The SBHIP is available to an applicant one time only, and to a home one time only.**

**Grant: For applicants whose household income does not exceed 80% of HUD median income guidelines.**

**For more information and to see if you are eligible to apply, contact:**

**Community Investment**

**574-235-5880**

**Program based on income eligibility, repairs are based on, and must follow program guidelines.**

**Information in this brochure is**

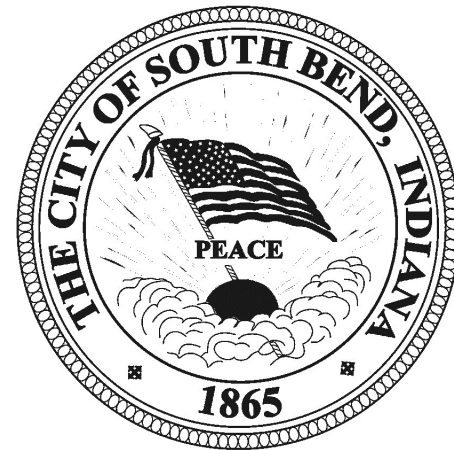
**Subject to Change.**

**Brochure Update: January 2014**

## **Income Eligibility**

**Household income may not exceed 80% of median, as adjusted for household size.**

<b>FAMILY SIZE</b>	<b>ELIGIBLE (0- 80.00%)</b>	<b>NOT ELIGIBLE (80.01% +)</b>	<b>Denial</b>
<b>1</b>	<b>0 to 31,100</b>		<b>31,101 +</b>
<b>2</b>	<b>0 to 35,550</b>		<b>35,551 +</b>
<b>3</b>	<b>0 to 40,000</b>		<b>40,001 +</b>
<b>4</b>	<b>0 to 44,400</b>		<b>44,401 +</b>
<b>5</b>	<b>0 to 48,000</b>		<b>48,001 +</b>
<b>6</b>	<b>0 to 51,550</b>		<b>51,551 +</b>
<b>7</b>	<b>0 to 55,100</b>		<b>55,101 +</b>
<b>8</b>	<b>0 to 58,650</b>		<b>58,651 +</b>



**CITY OF SOUTH BEND**

**Department of Community Investment**

**227 W. Jefferson Blvd. - 14th Floor**

**South Bend, IN 46601**

**574-235-5880**

# **SOUTH BEND HOME IMPROVEMENT PROGRAM (SBHIP)**



This brochure was produced in whole with the assistance of the City of South Bend Community Development Program through funds made available by the U.S. Dept. of Housing and Urban Development under Title 1 of the Housing Community Development Act of 1977.

## Purpose

- To offer the opportunity for low to moderate income individuals and families to live in safe and affordable housing
- To offer the opportunity to improve and maintain the housing stock in the City of South Bend
- To maintain the affordability of the housing stock in the City of South Bend

## Application Process

**The SBHIP is available to an applicant one time only, and to a home one time only.**

- All applications for housing assistance are screened on a first come first serve basis. Each deeded owner must sign the SBHIP application and pay the \$5.00 fee. Once the **completed** application is received, the file is forwarded to the Program Processor for review.



- If one or more of the following apply to the applicant (s), it will render the application **ineligible**:

Applicant does not hold the deed to the home on which the property is located

Applicant has not owned and lived in home for a minimum of 2 years

Applicant home is not the principal residence of at least one of the deeded owners

Applicant home is not a single family structure

Applicant home is not located within the boundaries (city limits) of the City of South Bend

Applicant home is currently under rehabilitation

Applicant home is under a demolition order

Applicant is not current on property taxes

Applicant has any unpaid collection or judgment with the City of South Bend, or with any State or Federal Agency

Applicant has collections or judgments, of any type, that total \$2,000 or more

Applicant does not meet U.S. Citizenship requirements per HUD\*

\*Department of Housing and Urban Development

## Eligible Repairs

Eligible repairs are determined by, and at the time of, the program inspection. Repairs are approved only when in poor or failing condition and not compliant with code. All repairs are to the residential structure only.

Repairs will be approved based on the following order of priority:

1. Unsafe or hazardous conditions including roof, electric, plumbing, heating, structural, and lead based paint.
2. Handicapped accessible items
3. Gutters, doors, and windows

Other items may be addressed in conjunction with the priority items. Repairs not exceeding \$1,500 are considered to be minor and are considered as regular homeowner maintenance. Minor repairs and regular homeowner maintenance items will not be considered within this program.

**Property must have evidence of pride of ownership** exhibited by the owner.